



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning & Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE**  
**ANALYSIS AND DECISION OF THE DIRECTOR OF**  
**THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2500059  
**Applicant Name:** Jon Tellefson  
**Address of Proposal:** 1018 Taylor Ave. N.

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to subdivide one parcel of land into five unit lots. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. The construction of townhouses was reviewed and approved under Project 2404591.

The following Master Use Permit component is required:

**Short Subdivision** - To create five unit lots.  
(Seattle Municipal Code Chapter 23.24)

**SEPA DETERMINATION:** ☒ Exempt ☐ DNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or involving  
another agency with jurisdiction

## **BACKGROUND INFORMATION**

### **Site Description**

The proposal site is approximately 5,120 square feet and is located in the Queen Anne neighborhood along Taylor Av N between Ward St and Prospect St. Taylor Ave. N. is a two lane secondary arterial with curbs, gutters, and sidewalks. The property abuts a 20'0" concrete alley to the south. The site is currently being developed with two townhouse structures; one three unit and one two unit. The site slopes approximately 5% from the street property line to the rear property line. The subject property is zoned L3 (Lowrise 3), is located within the Queen Anne Uptown Urban Village, and is not designated as an environmentally critical area.

### **Area Development and Zoning**

Properties in the immediate vicinity are all zoned L3 (Lowrise 3) and are developed predominately with multifamily structures varying in size from small duplexes to larger apartment buildings. A few older single family structures still remain.

### **Proposal Description**

The applicant proposes to short plat one lot into five unit lots. Proposed unit lots sizes are: Unit Lot A) 976 sq. ft., Unit Lot B) 758 sq. ft., Unit Lot C) 862.5 sq. ft., Unit Lot D) 944 sq. ft.; and Unit Lot E) 1579.0 sq. ft. Project #2404591 to demolish two existing single family residences and construct one (1), two-unit townhouse and one (1), three-unit townhouse with attached garages has been reviewed and approved for consistency with the applicable provisions of the Seattle Municipal Code. Vehicular access to the five unit lots is proposed via the 20'0" alley which abuts the property to the south and connects to Taylor Ave. N. and 6<sup>th</sup> Ave. N. Pedestrian access will be provided for all the unit lots via a 4'0" pedestrian easement running along the north property line to Taylor Ave N. This analysis and decision is only the proposed division of land and not for the construction of the townhouses.

### **Public Comments**

The public comment period for the proposed project ended on February 2, 2005. Two comment letters were received (one via email, one regular mail). The letter was seeking information regarding the parcel sizes and the email expressed concerns regarding drainage and run off problems along the alley. No additional comments were received.

## **ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, no short subdivision shall be approved unless all of the following facts and conditions are found to exist. The findings which follow are based upon information provided by the applicant; review of access, drainage and zoning within the Department of Planning and Development

(DPD), review from Seattle Public Utilities, Seattle Fire Department and Seattle City Light, and review by the Land Use Planner.

1. *Conformance to the applicable Land Use Code provisions;*

The existing parent lot conforms to all development standards of the L3 zone. The parent lot configuration provides adequate buildable area to meet the applicable density, lot coverage, and setback requirements and other development standards of the Land Use Code. The individual unit lots in this proposal conform to the standards for unit lot subdivisions (SMC 23.24.045). Any new development must conform to the code requirements applicable at the time of application.

2. *Adequacy of access for vehicles, utilities, and fire protection as provided in Section 23.53.005;*

Vehicular access to each of the unit lots will be provided via the existing 20'0 wide concrete alley which connects to both Taylor Ave. N. to the west and 6<sup>th</sup> Ave. N. to the east. Pedestrian access to the unit lots will be provided via a pedestrian access and utility easement along the north 4'0" of the west 93.25' of the subject lot. An agreement will be provided on the face of the plat in order to ensure the areas of joint use (common walls, roof, and easements) are adequately maintained by all property owners.

The Seattle Fire Department has reviewed and approved this proposal on January 14, 2005 for adequacy of access for emergency vehicles.

Seattle City Light has reviewed the proposal and is requiring an overhead/underground easement described as P.M. #250430-2-027B to provide electrical service to the proposed lots. The easement will be included as a condition on the face of the plat.

3. *Adequacy of water supply, sanitary sewage disposal, and drainage;*

The area is served by domestic water, sanitary sewer, and storm drain facilities by the City of Seattle, and availability of service is assured subject to standard conditions of utility extension.

**Water:** The proposed unit lot subdivision was reviewed and approved by Seattle Public Utilities on January 18, 2005 as shown on the Water Availability Certificate #2005-0047.

**Sanitary Sewer and Drainage:** During the review of building project #2404591, the DPD Site Development staff confirmed that public sanitary sewer is available and is of adequate capacity for sanitary discharge from the unit lot subdivision site. A side sewer permit has been or will be issued for connection of the project's side sewer to the public sewer. In addition the discharge point for the stormwater runoff was determined and the project's stormwater control method was designated. A discharge point for the connection of the project's service drains

was approved. The Side Sewer Permit will include the necessary easements and connection agreement documents.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed unit lot subdivision is consistent with all relevant L3 (Lowrise 3) zoning requirements and meets the minimum provisions of the Seattle Land Use Code. Address signage shall be posted such that addresses for all units are visible from Taylor Ave. N, in accordance with the *2003 Seattle Building Code Section 502.1*. An easement or covenant shall be recorded with the final plat to ensure the address signage is maintained. The proposed development has adequate access for vehicles, utilities and fire protection and has adequate drainage, water supply and sanitary sewage disposal. The proposal meets all applicable criteria for approval as discussed in this analysis and decision. Therefore, the public use and interests are served by permitting the proposed subdivision of land while also maintaining the character of the neighborhood.

5. *Conformance to the applicable provisions of Seattle Municipal Code Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*

The subject property is not located in an environmentally critical area.

6. *Is designed to maximize the retention of existing trees;*

Development of the subject site was reviewed and approved under Project #2404591. None of the existing trees are proposed to be retained. A mix of Flowering Plum and Western Dogwood will be planted on the parent lot.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

Section 23.24.054 of the Seattle Municipal Code provides that in order to unit subdivide, a development as a whole shall meet all the development standards of the zone that are applicable at the time the permit application vested. Through the unit subdivision, nonconformities may be created to development standards except that private, usable open space for each dwelling unit shall be provided on the individual unit lot. Parking for each dwelling unit is required; however it may be provided within the boundaries of the larger parent lot, rather than on the individual unit lot. The following statement will be required on the final short subdivision to place future property owners on notice that future development may be limited due to the nonconformities: "The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code."

**DECISION - SHORT SUBDIVISION**

The proposed Short Subdivision is **CONDITIONALLY GRANTED.**

**CONDITIONS – SHORT SUBDIVISION**

*Prior to Recording*

The owner(s) and/or responsible party(s) shall:

1. Provide final recording forms and fees. Have the final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel or tract created by the short subdivision shall be surveyed in the field and all property corners set in conformance with appropriate state statute. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown, as well as all structures and distances from them to the proposed property lines. All existing structures, principal and accessory, shall be shown on the face of the plat and their distances to the proposed property lines dimensioned. A licensed surveyor shall stamp the short plat drawings.
2. The Seattle City Light easement described in memorandum P.M.#20430-2-027B dated March 1, 2005, providing electrical service to the proposed lots shall be included on the final plat prior to recording.
3. Insert the following on the face of the plat: “The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code.”
4. Provide an easement or covenant with the final plat to ensure that address signage for each unit lot is provided and maintained in a location visible from Taylor Ave. N.
5. Provide a joint maintenance and responsibility agreement for maintenance and use of shared walls on property lines and all ingress, egress and utility easements.
6. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are upon a separate page, insert on the face of the plat: “For conditions of approval after recording, see page \_\_\_\_\_ of \_\_\_\_\_.”

*After Recording and Prior to Issuance of any future Building Permit*

The owner(s) and/or responsible party(s) shall:

7. Attach a copy of the recorded short plat to all building permit sets of plans.

Signature: \_\_\_\_\_ (signature on file) Date: April 4, 2005

Cheryl Mosteller, Senior Land Use Planner

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